

American Land Title Association

Final ALTA Settlement Statement - Seller  
Adopted 05-01-2015

Tri Star Title & Escrow, LLC  
ALTA Universal ID:  
1535 W. Northfield Blvd., Suite 16  
Murfreesboro, TN 37129

File No./Escrow No.: 0225-047  
Print Date & Time: April 09, 2025 1:35 pm  
Officer/Escrow Officer:  
Settlement Location: 1535 W. Northfield Blvd., Suite 16  
Murfreesboro, TN 37129  
Property Address: 4332 Pretoria Run  
Murfreesboro, TN 37128  
Buyer: Doug Atkins and Heather Atkins  
1128 Julian Way  
Murfreesboro, TN 37128  
Seller: Jack Robert Thacker, Jr.  
4332 Pretoria Run  
Murfreesboro, TN 37128  
Settlement Date : March 28, 2025  
Disbursement Date : March 28, 2025

Description		Seller	
		Debit	Credit
<b>Financial</b>			
Sale Price of Property			1,107,500.00
Seller Credit		2,500.00	
<b>Prorations/Adjustments</b>			
HOA Dues 03/28/25-03/31/25			7.78
City/Town Taxes 01/01/25-03/27/25		442.72	
County Taxes 01/01/25-03/27/25		872.02	
<b>Title Charges and Escrow/Settlement Charges</b>			
Closing Fee to Closed Title		595.00	
Digital Storage Fee to Closed Title		99.00	
Search Fee to Closed Title		80.00	
Payoff Delivery/Oversight Fee to Tri Star Title & Escrow, LLC		25.00	
<b>Commissions</b>			
Broker Fee to SimpliHOM		599.00	

<b>Description</b>		<b>Seller</b>	
		<b>Debit</b>	<b>Credit</b>
<b>Commissions (continued)</b>			
Commission - Listing Agent to SimpliHOM		33,225.00	
Commission - Selling Agent to Compass RE		33,225.00	
<b>Payoffs</b>			
Payoff of First Mortgage Loan to First Horizon Bank pending update		508,009.22	
<b>Miscellaneous</b>			
ERecording Fee (S) to Corporation Service Company		6.00	
HOA Current balance to Puckett Station Homeowners-1535		200.00	
HOA Service/Delivery Fee to Bill2Pay		20.00	
HOA Statement of Account to Ghertner and Company		265.00	
Record Non-Identity Affidavit to Rutherford County Register of Deeds		17.00	
Release Tracking Fee to ReQuire		45.00	
Perimeter Roofing Payoff to Perimeter Roofing		14,187.17	
Balance of Proceeds to be send to Subchapter V trustee account to Closed Title		513,095.65	
<b>Subtotals</b>		<b>Debit</b>	<b>Credit</b>
<b>Totals</b>		1,107,507.78	1,107,507.78

**Final**

# Closing Disclosure

Closing Information

**Date Issued** 03/28/2025  
**Closing Date** 03/28/2025  
**Disbursement Date** 03/28/2025  
**Settlement Agent** Tri Star Title & Escrow, LLC  
**File #** 0225-047  
**Property** 4332 Pretoria Run  
Murfreesboro, TN 37128

**Sale Price** \$1,107,500

## Summaries of Transactions

**SELLER'S TRANSACTION**

**M. Due to Seller at Closing** \$1,107,507.78

01 Sale Price of Property \$1,107,500.00

02 Sale Price of Any Personal Property Included in Sale

03

04

05

06

07

08

**Adjustments for Items Paid by Seller in Advance**

09 City/Town Taxes

10 County Taxes

11 Assessments

12 HOA Dues 03/28/25-03/31/25 \$7.78

13

14

15

16

**N. Due from Seller at Closing** \$1,107,507.78

01 Excess Deposit

02 Closing Costs Paid at Closing (J) \$68,401.00

03 Existing Loan(s) Assumed or Taken Subject to

04 Payoff of First Mortgage Loan t pending update \$508,009.22

05 Payoff of Second Mortgage Loan

06 Perimeter Roofing Payoff to Perimeter Roofing \$14,187.17

07

08 Seller Credit \$2,500.00

09 Balance of Proceeds to be send to Subchapter V trustee \$513,095.65

10

11

12

13

**Adjustments for Items Unpaid by Seller**

14 City/Town Taxes 01/01/25 to 03/27/25 \$442.72

15 County Taxes 01/01/25 to 03/27/25 \$872.02

16 Assessments

17

18

19

**CALCULATION**

Total Due to Seller at Closing (M) \$1,107,507.78

Total Due from Seller at Closing (N) -\$1,107,507.78

Cash  From  To Seller \$0.00

Transaction Information

**Buyer** Doug Atkins and Heather Atkins  
1128 Julian Way  
Murfreesboro, TN 37128

**Seller** Jack Robert Thacker, Jr.  
4332 Pretoria Run  
Murfreesboro, TN 37128

## Contact Information

**REAL ESTATE BROKER (B)**

**Name** Compass RE  
**Address** 3990 Hillsboro Pike  
Suite 320  
Nashville, TN 37215

**TN License ID**

**Contact** Brent Long

**Contact TN License ID**

**Email** brent.long@compass.com

**Phone** (615)475-5616

**REAL ESTATE BROKER (S)**

**Name** SimpliHOM  
**Address** 836 N. Thompson Lane  
Ste 1E  
Murfreesboro, TN 37129

**TN License ID**

**Contact**

**Contact TN License ID**

**Email**

**Phone**

**SETTLEMENT AGENT**

**Name** Tri Star Title & Escrow, LLC  
**Address** 1535 W. Northfield Blvd., Suite 16  
Murfreesboro, TN 37129

**TN License ID** 2260781

**Contact**

**Contact TN License ID**

**Email** lwalker@tristartitleandescrow.com

**Phone**



**Questions?** If you have questions about the loan terms or costs on this form, use the contact information above. To get more information or make a complaint, contact the Consumer Financial Protection Bureau at [www.consumerfinance.gov/mortgage-closing](http://www.consumerfinance.gov/mortgage-closing)

## Closing Cost Details

Loan Costs		Seller-Paid	
		At Closing	Before Closing
<b>A. Origination Charges</b>			
01 % of Loan Amount (Points)			
02			
03			
04			
05			
<b>B. Services Buyer Did Not Shop For</b>			
01			
02			
03			
04			
05			
<b>C. Services Buyer Did Shop For</b>			
01 Title - Buyer Closing Fee to Tri Star Title & Escrow, LLC			
02 Title - ERecording Fee (B) to Corporation Service Company			
03 Title - ERecording Fee (S) to Corporation Service Company		\$6.00	
04 Title - Wire Fee to Tri Star Title & Escrow, LLC			
<b>Other Costs</b>			
<b>E. Taxes and Other Government Fees</b>			
01 Recording Fees	Deed:	Mortgage:	
02 State Tax Stamps- Deed to Rutherford County Register of Deeds			
03 State Tax Stamps- Mortgage to Rutherford County Register of Deeds			
<b>F. Prepads</b>			
01 Homeowner's Insurance Premium ( mo.)			
02 Mortgage Insurance Premium ( mo.)			
03 Prepaid Interest ( per day from to )			
04 Property Taxes ( mo.)			
05			
<b>G. Initial Escrow Payment at Closing</b>			
01 Homeowner's Insurance			
02 Mortgage Insurance			
03 Property Taxes			
04			
05			
06			
07			
08 Aggregate Adjustment			
<b>H. Other</b>			
01 Broker Fee to SimpliHOM		\$599.00	
02 Closing Fee to Closed Title		\$595.00	
03 Commission - Listing Agent to SimpliHOM		\$33,225.00	
04 Commission - Selling Agent to Compass RE		\$33,225.00	
05 Digital Storage Fee to Closed Title		\$99.00	
06 HOA Current balance to Puckett Station Homeowners-1535		\$200.00	
07 HOA Quarterly Dues (\$175) to Puckett Station Homeowners-1535 2nd Qtr Dues - good thru			
08 HOA Service/Delivery Fee to Bill2Pay		\$20.00	
09 HOA Statement of Account to Gherchner and Company		\$265.00	
10 HOA Transfer Fee to Gherchner and Company			
11 HOA Working Capital to Puckett Station Homeowners-1535			
12 Record Non-Identity Affidavit to Rutherford County Register of Deeds		\$17.00	
13 Search Fee to Closed Title		\$80.00	
14 Title - Owner's Title Insurance (optional) to Tri Star Title & Escrow, LLC			
15 Title - Payoff Delivery/Oversight Fee to Tri Star Title & Escrow, LLC		\$25.00	
16 Title - Release Tracking Fee to ReQuire		\$45.00	
<b>J. TOTAL CLOSING COSTS</b>		\$68,401.00	

## Final Closing Disclosure - Attachment

**Seller:** Jack Robert Thacker, Jr.  
4332 Pretoria Run  
Murfreesboro, TN 37128

**Settlement Agent:** Tri Star Title & Escrow, LLC  
1535 W. Northfield Blvd., Suite 16  
Murfreesboro, TN 37129  
615-425-3350

**Closing Date:** March 28, 2025

**Disbursement Date:** March 28, 2025

**Property Location:** 4332 Pretoria Run  
Murfreesboro, TN 37128

Payoffs	Seller Paid at Closing	Seller Paid Before Closing
<b>Payee/Description</b>		
<b>Seller's Transactions-Due from Seller at Closing</b>		
N.04 First Horizon Bank	\$508,009.22	
Payoff of First Mortgage Loan		
Note/Ref. No.: pending update		
Loan Payoff	\$0.00	
Total Payoff	<u><u>\$508,009.22</u></u>	

Prorated Items	Proration Date	Amount Prorated	Seller Paid at Closing	Seller Paid Before Closing
<b>Seller's Transactions-Due to Seller at Closing</b>				
M.12 03/28/25		\$175.00	\$7.78	
HOA Dues				
03/28/25-03/31/25				
Buyer pays 4 Days of 90, Seller pays 86 Days of 90				
		<b>Line M.12 Prorated Item Total:</b>	<b>\$7.78</b>	<b>\$0.00</b>